



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of July 16, 2013

File # 021-13

APPLICANT: Jim Ostrowski, Meijer Stores Limited Partnership

LOCATION: 2013 McFarland Rd.

REQUESTED ACTION: A Zoning Map Amendment from C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District with Preannexation Agreement to C-3, Commercial General Zoning District for parcel A and B and Special Use Permit for Gas Station and Variation to eliminate interior landscaping requirements in the C-3, General Commercial Zoning District for parcel B, Variation to increase sign height from 8' to 16', Variation to increase the maximum square footage of 64 to 96 square feet for a landmark style sign, Special Use Permit for grocery/retail store with outdoor garden center and drive thru pharmacy, Variation in the interior landscaping to eliminate building foundation landscaping and reduce interior landscaping from 10% to 4%, Variation to eliminate 4 foot open green spaces along south property line, and Special Use Permit for off premise business sign at McFarland and Rote Road in a C-3, General Commercial Zoning District.

EXISTING USE: Farmland

PROPOSED USE: Gas station and grocery store

DIMENSIONS: See attached Exhibit D.

ADJACENT ZONING AND LAND USES:

NORTH:	C-2, C-1;	Vacant land, Blackhawk Bank, Medical office
EAST:	C-1, R-1;	Vacant land, Single family homes
SOUTH:	C-2, C-1;	Vacant land, Medical offices, general offices
WEST:	C-3, C-2, R-1;	Aldeen Golf Course. Various offices

YEAR 2020 PLAN: C Commercial Retail

SOILS REPORT: Report # No soils report on file.

HISTORY: **File #038-11:** A Zoning Map Amendment to allow a Gas Station and associated uses permitted as a performance review and a Variation to permit a reduction in internal landscaping requirement to 5% in a C-2, Limited Commercial District were approved October 27, 2011 for 1869 North Perryville Road. This property is located south and west of the subject property.

File #042-00: A Preannexation Agreement and a Zoning Map Amendment from County Agriculture to City C-1 Limited Office Zoning District and a Preannexation Agreement and a Zoning Map Amendment from Agriculture to City C-2, Commercial Community Zoning District was approved June, 2000 for the subject property and surrounding properties.

File #143-00: A Zoning Map Amendment from County AG to City C-3, Commercial General Zoning District for Parcel 1 to City C-2, Commercial Community Zoning District for Parcel 2 and to C-1, Limited Office Zoning District for Parcels 3 and 4 and to R-1, Single Family Residential for the south 320 feet of Parcels 3 and 4 for 21XX-24XX N. Perryville Rd. was approved for on February 19, 2001 for the subject property.

REVIEW COMMENTS: The applicant is requesting a Zoning Map Amendment from C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District with Preannexation Agreement to C-3, Commercial General Zoning District for parcel A and B and Special Use Permit for Gas Station and Variation to eliminate interior landscaping requirements in the C-3, General Commercial Zoning District for parcel B, Variation to increase sign height from 8' to 16', Variation to increase the maximum square footage of 64 to 96 square feet for a landmark style sign, Special Use Permit for grocery/retail store with outdoor garden center and drive thru pharmacy, Variation in the interior landscaping to eliminate building foundation landscaping and reduce interior landscaping from 10% to 4%, Variation to eliminate 4 foot open green spaces along south property line, and Special Use Permit for off premise business sign at McFarland and Rote Road in a C-3, General Commercial Zoning District. The subject property is located on the east side of N. Perryville Rd., north of Rote Rd., and west and east of McFarland Rd.

The subject property consists of 18.35 acres of land that will be split in two (2) separate lots with McFarland Rd. separating the two (2) lots. The subject property is part of a larger 54 acres that will be split into six (6) lots. The property will be going through the subdivision platting process. The applicant would like to construct a gas station on lot 6 and a grocery store on lot 3. See Exhibit D.

The property is regulated by two pre-annexation agreements approved by City Council in 2000 and 2001. The pre-annexation agreements allow a number of retail uses including grocery/retail store. The pre-annexation agreement also states the City will not unreasonably deny a special use permit for a drive thru pharmacy pick up window or outside garden center. The applicant's requests are consistent with the designated uses anticipated with the pre-annexation agreements.

The uses of a gas station, drive-thru pharmacy and outdoor garden require a Special Use Permit per the pre-annexation agreement and the C-3 District as proposed. Even though the (2) parcels have C-1 and C-2 zoning classifications and would be allowed without the proposed change in zoning to C-3, the applicant has requested the zoning map amendments to C-3 to be consistent with the zoning. Staff is of the opinion that C-2 zoning with the proposed special use permit for the grocery store parcel is sufficient to make the property conforming upon the lapse of the pre-annexation agreement

while ensuring some predictability of future uses for the adjacent neighboring properties.

Exhibit E is the site plan showing the proposed grocery store and gas station. The grocery store lot will consist of 16.44 acres and the gas station lot is 1.91 acres in size. The Meijer store will be approximately 192,940 square feet with 777 parking spaces. Anytime a business has over 300 parking spaces there should be a pedestrian protected walkway from the parking lot to the store sidewalk. The plan does not indicate if a walkway will be provided. The plan indicates that there will be cart corrals throughout the parking lot. The gas station building will be 2,509 square feet with 15 parking spaces. Setbacks will be met for both buildings.

As part of the overall development, McFarland Rd will be extended to Springcreek. Staff is of the opinion that the street design needs to include a landscape median, a bike path along the east side of McFarland Rd and sidewalk along the West side of McFarland Road from Rote Road to Springcreek Road. The pedestrian system will be for the 54 acre development in lieu of the internal pedestrian circulation.

Exhibit F is the landscape plan. The landscape plans shows plantings (units) for both the grocery store and gas station. The applicant requested Variations in landscaping, mostly related to interior plantings. The street frontage landscape and perimeter landscaping as proposed generally satisfies the ordinance requirements. However, there are some additional landscape units and landscape planting locations that need some minor adjustments. Staff is comfortable these areas of the landscaping requirements will be satisfied. The store will have interior landscape islands but will not meet the required 10% interior landscape that is required by Ordinance. The 50% building foundation will not be met. Provided the development includes the proposed landscape median, landscape plantings and landscape maintenance within McFarland Road staff supports the variations in landscaping. The property also has several existing trees along the east property line. A tree inventory was submitted and shown as Exhibit G. Staff met with the City's Certified Arborist which agreed with the report findings. The trees along the east side are in pretty good condition, will act as a good buffer and are being proposed as preserved in accordance with the pre-annexation agreement. Group Exhibit H are pictures showing the trees that are existing. The pre-annexation agreement required that portions of the property be developed with a 50' wide landscape buffer and berm, six (6) foot wood fence and preservation of the existing trees. Where the buffering is required is dependent on where the loading docks are positioned and constructed on the property. Because of these requirements the applicant has proposed a 50 foot buffer with 6 foot fence the entire length of the property. The fencing will be outside of the existing trees. The fence height towards the front yard Rote Rd will need to reduce down to 4' in height to conform to the ordinance. Staff believes the proposal satisfies the requirements of the pre-annexation agreement. However, we believe there are some strategic areas along the east boundary line additional landscaping and berming would be beneficial and are recommending this be completed with staff participation.

Exhibit I is the grocery store building elevation. The plan shows the locations of the drive up pharmacy and the outdoor garden area. The outdoor garden will have a chain link fence.

Exhibit J is the interior floor to the store. The grocery store will have a deli/bakery area. The setup is similar to a typical grocery store.

Exhibit K is the gas station building elevation. The colors will be similar to the grocery store. The gas station will have a canopy over the gas pumps.

Exhibit L is the interior floor for the gas station. The setup is similar to a gas station. The building will have 14 coolers, restrooms, and a counter.

Exhibit M shows the proposed signage that is being proposed. The applicant has requested a Variation for height and square footage of the landmark style sign proposed for the gas station. Since the sign ordinance allows the maximum height of 8' and the sign is proposed at 16'. The gas prices displayed makes the height and square footage exceed from 64 to 96. The other landmark style sign will be located off premise on the northwest corner of Rote Rd. and McFarland Rd. This will require approval of a Special Use Permit for off premise advertising.

Staff has been working with the land developer on getting the tentative plat in compliance with the Zoning Ordinance, Subdivision Ordinance and the Engineering Standards. The street design and drainage have been a priority for staff to ensure that the development is constructed to code and satisfies all proposed lots. Additionally and as previously stated, Staff feels that because of the proposed variations in landscaping, the development should include a landscape median within McFarland Road to be maintained by the development. This would replace some of the required landscape areas where the applicant is requesting Variations.

The size of the overall development is large and a traffic analysis will need to be done as part of the tentative platting process to determine appropriate traffic control for the development.

At the time this staff report was prepared, staff had not revised plans on the construction of the road and its design. Additionally, the plans were discussed on providing 1/3 of drainage off site to be located on the west property across the street. If this occurs, staff needs to ensure that the property will be platted to show easements for the subject property and proposed lots. The other portion of drainage would occur on the lots proposed. Provided these issues are addressed by the land developer to the satisfaction of the City Engineer prior to the zoning board of appeals meeting, staff supports the project moving forward. If not, staff is not comfortable and recommends the item lay over for additional time to work with the applicant and developer.

RECOMMENDATION: Staff recommends **Approval** of a Zoning Map Amendment from C-1, Limited office Zoning District, C-2, Limited Commercial Zoning District with Preannexation Agreement to C-3, Commercial General Zoning District for parcel B and **Denial** of a Zoning Map Amendment from C-1, Limited office Zoning District, C-2, Limited Commercial Zoning District with

Preannexation Agreement to C-3, Commercial General Zoning District for parcel A and **Approval** of a Zoning Map Amendment from C-1, Limited office Zoning District, C-2, Limited Commercial Zoning District with Preannexation Agreement to C-2, Limited Commercial Zoning District for parcel A and **Approval** of a Special Use Permit for Gas Station and **Approval** of a Variation to eliminate interior landscaping requirements in the C-3, General Commercial Zoning District for parcel B, **Approval** of a Variation to increase sign height from 8' to 16', **Approval** of a Variation to increase the maximum square footage of 64 to 96 square feet for a landmark style sign, **Approval** of a Special Use Permit for grocery/retail store with outdoor garden center and drive thru pharmacy, **Approval** Variation in the interior landscaping to eliminate building foundation landscaping and reduce interior landscaping from 10% to 4%, **Approval** Variation to eliminate 4 foot open green spaces along south property line, and **Approval** of a Special Use Permit for off premise business sign at McFarland and Rote Road in a C-3, General Commercial Zoning District, subject to the following conditions:

1. Meeting all applicable building and fire codes.
2. That the signage is in accordance with Exhibit L.
3. Submittal of a revised landscape plan for staff review and approval including additional landscape units for lot 3 along proposed Anjali Drive and to include additional buffering along the East property line.
4. That the property develop in accordance with the tree preservation plan and tree inventory.
5. That a revised street design inclusive of a landscape median in conformance with City Engineer requirements is submitted for staff review and approval.
6. That detention is provided in accordance with the requirements of the City Engineer.
7. That the installation and maintenance of the landscape within the McFarland Road median shall be the responsibility of the development.
8. That McFarland Road is constructed from Rote Road to Spring Road in accordance with the requirements of the City Engineer including a bike path on the east side of the road and a sidewalk on the west side of the road.
9. That a Final Plat is approved and recorded for the property.

See attached findings of fact.

TC:BM 07/08/2013

Rev. 07/10/2013

Rev. 07/11/2013

**FINDINGS OF FACT FOR DENIAL OF A ZONING MAP AMENDMENT
FROM C-1, LIMITED OFFICE ZONING DISTRICT TO C-2, LIMITED COMMERCIAL
ZONING DISTRICT WITH PREANNEXATION AGREEMENT TO C-3, GENERAL
COMMERCIAL ZONING DISTRICT FOR PARCEL A
LOCATED AT 2013 MCFARLAND RD.**

Denial of this Zoning Map Amendment is based upon the following findings:

- 1). The proposed Zoning Map change is not consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal does not promote the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is not consistent with the comprehensive plan and surrounding uses;
 - b. This proposal does protect the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
- 2). The proposed Zoning Map Amendment is not consistent with the Preannexation agreement.

**FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM C-1, LIMITED OFFICE ZONING DISTRICT TO C-2, LIMITED COMMERCIAL
ZONING DISTRICT WITH PREANNEXATION AGREEMENT TO C-2, LIMITED
COMMERCIAL ZONING DISTRICT FOR PARCEL A
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Zoning Map Amendment is based upon the following findings:

- 1). The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
 - b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
- 2). The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2020 Plan, for the area. The 2020 Plan designates this property as C Retail.

**FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM C-1, LIMITED OFFICE ZONING DISTRICT TO C-2, LIMITED COMMERCIAL
ZONING DISTRICT WITH PREANNEXATION AGREEMENT TO C-3, GENERAL
COMMERCIAL ZONING DISTRICT FOR PARCEL B
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Zoning Map Amendment is based upon the following findings:

- 1). The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
 - b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
- 2). The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2020 Plan, for the area. The 2020 Plan designates this property as C Retail.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR GAS STATION IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-3 District in which it is located.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR GROCERY/RETAIL STORE WITH OUTDOOR GARDEN CENTER AND DRIVE THRU
PHARMACY IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-3 District in which it is located.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION
TO ELIMINATE INTERIOR LANDSCAPING REQUIREMENTS IN THE C-3, GENERAL
COMMERCIAL ZONING DISTRICT FOR PARCEL B
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION
TO INCREASE SIGN HEIGHT FROM 8' TO 16'
IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION
TO INCREASE THE MAXIMUM SQUARE FOOTAGE OF 64 TO 96 SQUARE FEET FOR A
LANDMARK STYLE SIGN IN THE C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
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6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION
FOR INTERIOR LANDSCAPING TO ELIMINATE BUILDING FOUNDATION
LANDSCAPING AND REDUCE INTERIOR LANDSCAPING FROM 10% TO 4%
IN THE C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION
TO ELIMINATE 4 FOOT OPEN GREEN SPACE ALONG SOUTH PROPERTY LINE
IN THE C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

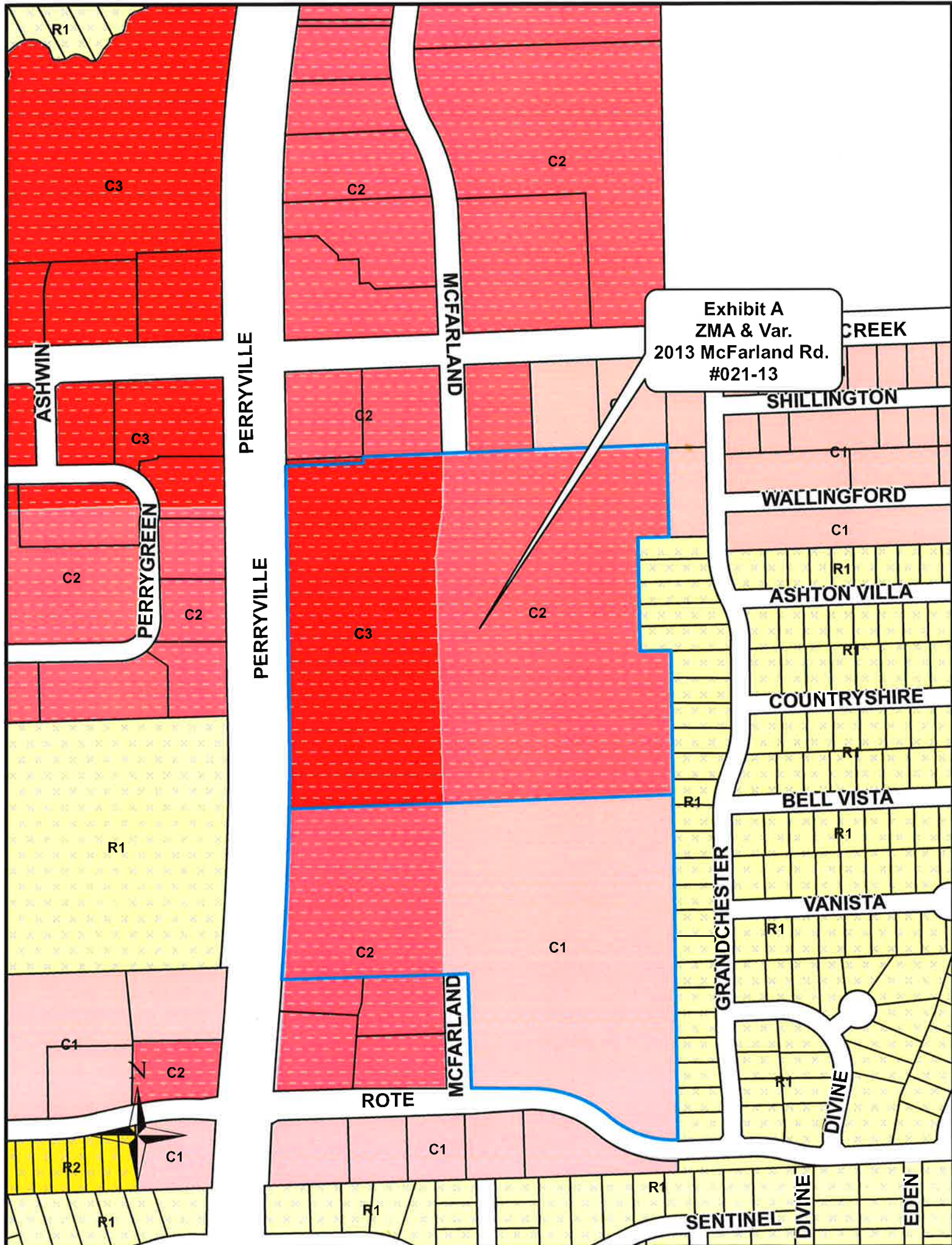
Approval of this Variation is based upon the following findings:

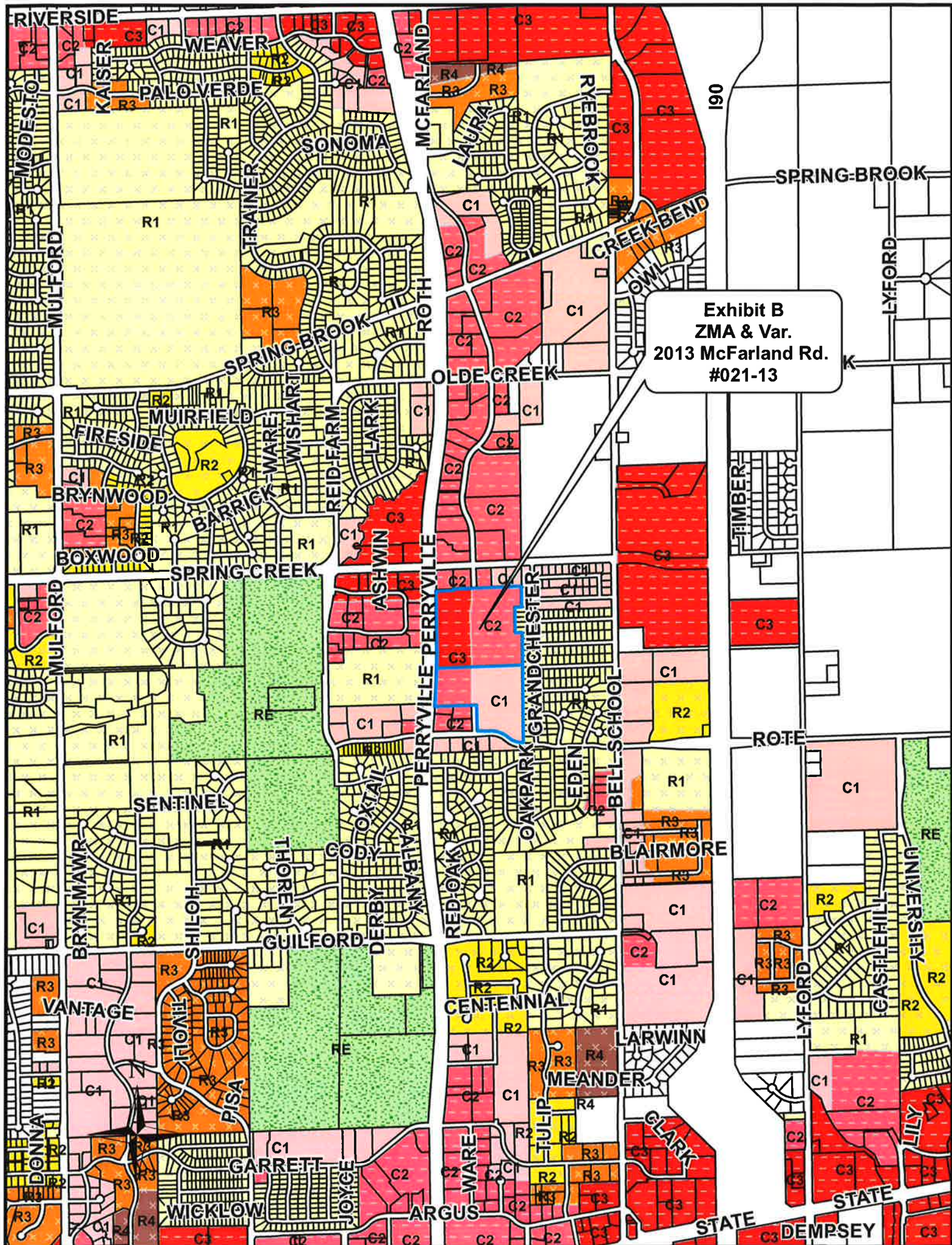
1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR OFF PREMISE BUSINESS SIGN AT MCFARLAND AND ROTE ROAD
IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT
LOCATED AT 2013 MCFARLAND RD.**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-3 District in which it is located.





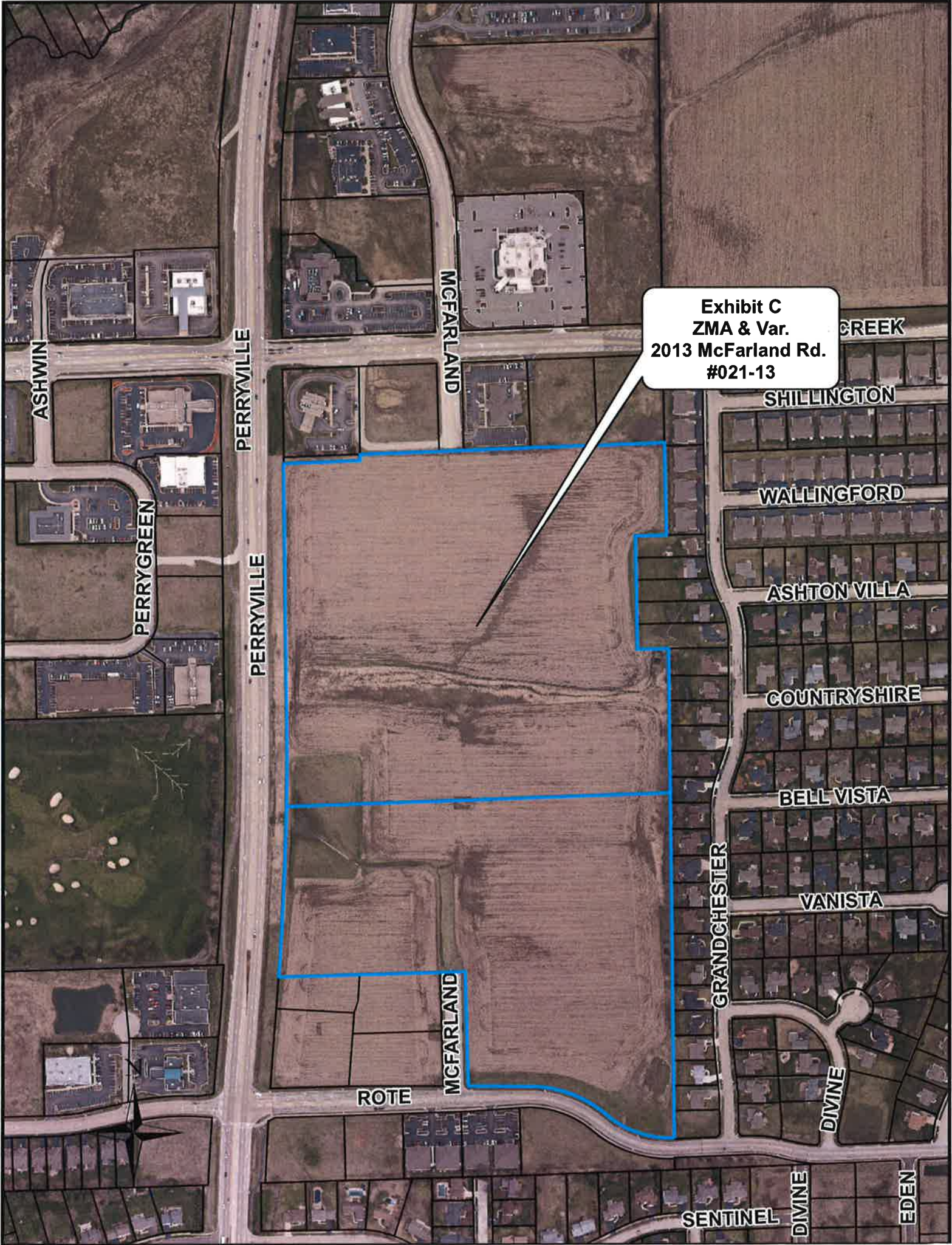


Exhibit C
ZMA & Var.
2013 McFarland Rd.
#021-13

ASHWIN

PERRYGREEN

PERRYVILLE

PERRYVILLE

McFARLAND

McFARLAND

ROTE

GRANDCHESTER

DIVINE

SENTINEL

DIVINE

EDEN

CREEK

SHILLINGTON

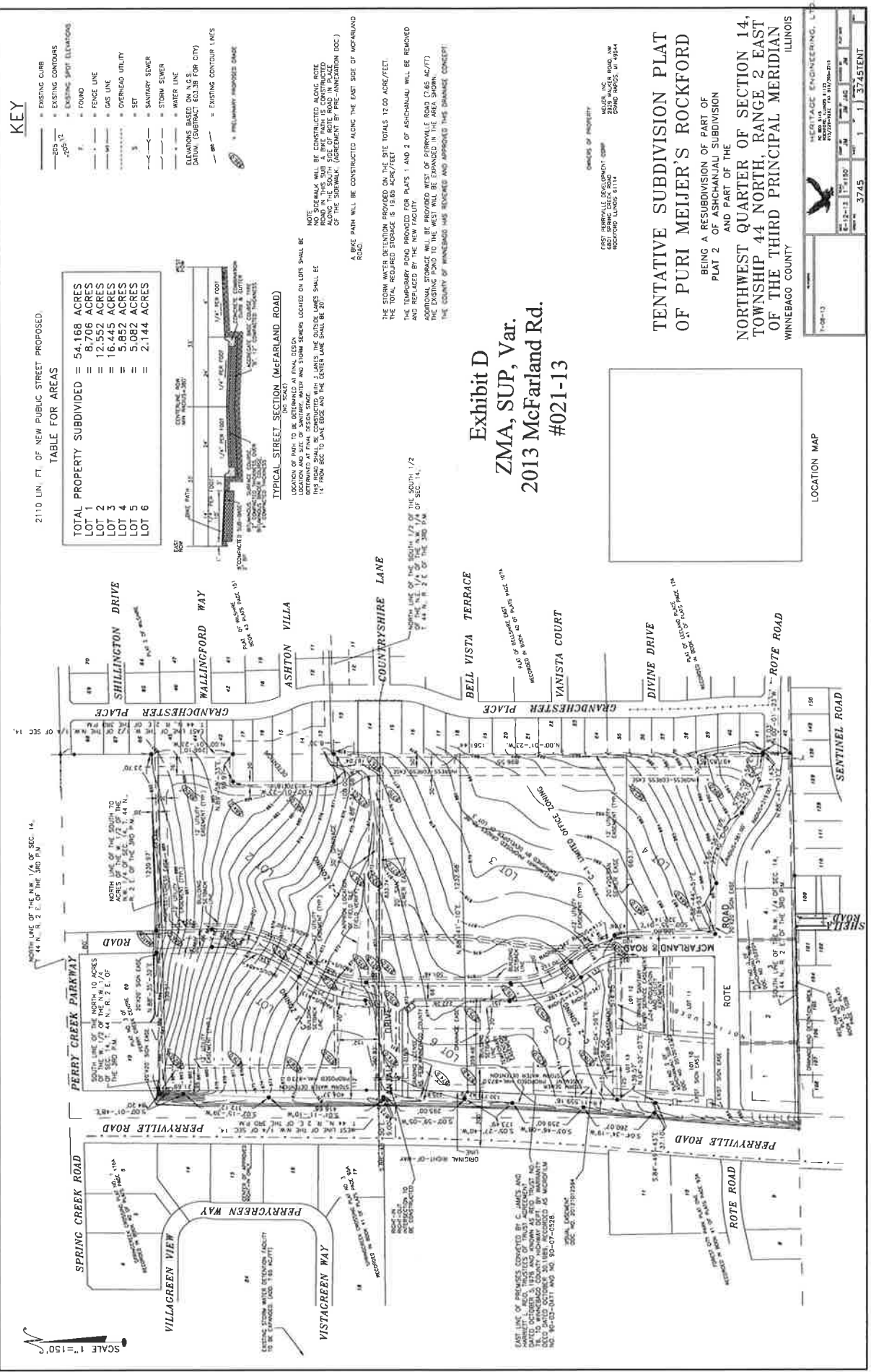
WALLINGFORD

ASHTON VILLA

COUNTRYSHIRE

BELL VISTA

VANISTA

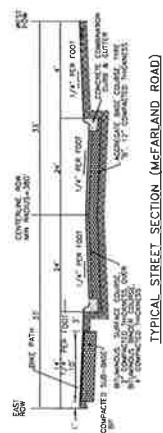


KEY

- EXISTING CURB
- EXISTING CONTOURS
- EXISTING SPOT ELEVATIONS
- FOUND
- FENCE LINE
- GAS LINE
- OVERHEAD UTILITY
- SET
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- ELEVATIONS BASED ON U.S. DATUM (SUBTRACT 60.38 FOR CITY)
- EXISTING CONTOUR LINES
- PRELIMINARY PROPOSED GRADE

2110 LIN. FT. OF NEW PUBLIC STREET PROPOSED.
TABLE FOR AREAS

TOTAL PROPERTY SUBDIVIDED	=	54.168 ACRES
LOT 1	=	8.706 ACRES
LOT 2	=	12.552 ACRES
LOT 3	=	16.445 ACRES
LOT 4	=	5.852 ACRES
LOT 5	=	5.082 ACRES
LOT 6	=	2.144 ACRES



SECTION OF ROAD TO BE CONSTRUCTED SHALL BE DETERMINED AT FINAL DESIGN STAGE.
LOCATION AND SIZE OF SANITARY SEWER AND STORM SEWER LOCATED ON LOTS SHALL BE DETERMINED AT FINAL DESIGN STAGE.
14' FROM SEC. TO LAND EDGE AND THE CENTER LINE SHALL BE 20'

NOTE: SANITARY SEWER WILL BE CONSTRUCTED ALONG ROUTE ROAD IN THIS SUB. A BIKE PATH IS CONSTRUCTED ALONG THE SOUTH SIDE OF ROUTE ROAD IN PLACE OF THE DRAINAGE (ADJACENT BY THE ANCHUTEN DOC.)

A BIKE PATH WILL BE CONSTRUCTED ALONG THE EAST SIDE OF McFARLAND ROAD.

THE TOWN WATER DIVISION REQUESTED ON THE SITE TOTALS 12.00 ACRES/FEET.
THE TOTAL REQUIRED STORAGE IS 19.05 ACRES/FEET.

THE TOWNSHIPS ROAD PROPOSED FOR PLOTS 1 AND 2 OF ASHCANJALI WILL BE REMOVED AND REPLACED BY THE NEW FACILITY.

ADDITIONAL STORAGE WILL BE PROVIDED WEST OF PERRYVILLE ROAD (7.65 AC/FT).
THE EXISTING POND TO THE WEST WILL BE EXPANDED IN THE AREA SHOWN.

THE COUNTY OF WINNEBAGO HAS REVIEWED AND APPROVED THIS DRAINAGE CONCEPT.

Exhibit D
ZMA, SUP, Var.
2013 McFarland Rd.
#021-13

CHIEF OF TOWNSHIP
COUNTY OF WINNEBAGO
2013 PERRYVILLE ROAD, NW
2013 SPRING CREEK ROAD, NW
COUNTY OF WINNEBAGO, IL 60114

TENTATIVE SUBDIVISION PLAT
OF PURI MEIJER'S ROCKFORD

BEING A RESUBDIVISION OF PART OF
PLAT 2 OF ASHCANJALI SUBDIVISION
AND PART OF THE

NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 44 NORTH, RANGE 2 EAST
OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY
ILLINOIS

HERITAGE ENGINEERING, LTD.
1100 N. 11TH ST.
SUITE 100
WINNEBAGO, IL 60114
3745 1 1 3745STENT

LOCATION MAP

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100																																																																																																																																																																																												
Population (millions)	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0	10.1	10.2	10.3	10.4	10.5	10.6	10.7	10.8	10.9	11.0	11.1	11.2	11.3	11.4	11.5	11.6	11.7	11.8	11.9	12.0	12.1	12.2	12.3	12.4	12.5	12.6	12.7	12.8	12.9	13.0	13.1	13.2	13.3	13.4	13.5	13.6	13.7	13.8	13.9	14.0	14.1	14.2	14.3	14.4	14.5	14.6	14.7	14.8	14.9	15.0	15.1	15.2	15.3	15.4	15.5	15.6	15.7	15.8	15.9	16.0	16.1	16.2	16.3	16.4	16.5	16.6	16.7	16.8	16.9	17.0	17.1	17.2	17.3	17.4	17.5	17.6	17.7	17.8	17.9	18.0	18.1	18.2	18.3	18.4	18.5	18.6	18.7	18.8	18.9	19.0	19.1	19.2	19.3	19.4	19.5	19.6	19.7	19.8	19.9	20.0	20.1	20.2	20.3	20.4	20.5	20.6	20.7	20.8	20.9	21.0	21.1	21.2	21.3	21.4	21.5	21.6	21.7	21.8	21.9	22.0	22.1	22.2	22.3	22.4	22.5	22.6	22.7	22.8	22.9	23.0	23.1	23.2	23.3	23.4	23.5	23.6	23.7	23.8	23.9	24.0	24.1	24.2	24.3	24.4	24.5	24.6	24.7	24.8	24.9	25.0	25.1	25.2	25.3	25.4	25.5	25.6	25.7	25.8	25.9	26.0	26.1	26.2	26.3	26.4	26.5	26.6	26.7	26.8	26.9	27.0	27.1	27.2	27.3	27.4	27.5	27.6	27.7	27.8	27.9	28.0	28.1	28.2	28.3	28.4	28.5	28.6	28.7	28.8	28.9	29.0	29.1	29.2	29.3	29.4	29.5	29.6	29.7	29.8	29.9	30.0	30.1	30.2	30.3	30.4	30.5	30.6	30.7	30.8	30.9	31.0	31.1	31.2	31.3	31.4	31.5	31.6	31.7	31.8	31.9	32.0	32.1	32.2	32.3	32.4	32.5	32.6	32.7	32.8	32.9	33.0	33.1	33.2	33.3	33.4	33.5	33.6	33.7	33.8	33.9	34.0	34.1	34.2	34.3	34.4	34.5	34.6	34.7	34.8	34.9	35.0	35.1

Interior Parking Lot Landscape

1. The production function and the associated marginal revenue product curve are as follows:
 $Q = 100L^{0.5}K^{0.5}$ and $MRP_L = 50/L^{0.5}K^{0.5}$.
2. All inputs are paid their marginal product.
a. If the firm uses only labor, how much labor will it employ? What is total output?
b. If the firm uses only capital, how much capital will it employ? What is total output?
3. If the firm uses both labor and capital, how much of each will it employ? What is total output?
4. Does variable cost rise at a constant rate, at an increasing rate, or at a decreasing rate?
5. Is the firm's production function constant returns to scale, increasing returns to scale, or decreasing returns to scale?
6. Suppose the firm has a total cost function that is identical to the one in part (b), starting at \$100. How much output will it produce?
a. If it instead used only labor, how much would it produce?
b. If it instead used only capital, how much would it produce?
7. The firm's marginal revenue product curve is given by:
 $MRP_L = 50/L^{0.5}K^{0.5}$ and $MRP_K = 50/L^{0.5}K^{-0.5}$.
a. Does the firm have constant returns to scale, increasing returns to scale, or decreasing returns to scale?
b. If the firm employs only labor, how much labor will it employ? What is total output?
c. If the firm employs only capital, how much capital will it employ? What is total output?
8. Suppose the firm has a total cost function that is identical to the one in part (b), starting at \$100. How much output will it produce?
a. If it instead used only labor, how much would it produce?
b. If it instead used only capital, how much would it produce?

[illegible]

Exhibit F
ZMA, SUP, Var.
2013 McFarland Rd.
#021-13

Exhibit G
ZMA, SUP, Var.
2013 McFarland Rd.
#021-13

Existing Tree Inventory
For
Meijer – Perryville Road Property
Rockford, Illinois

June 2013

Prepared by
Christopher B. Burke Engineering, Ltd.
9575 West Higgins Road, Suite 500
Rosemont, Illinois 60018
Project No. 13-0054

TREE INVENTORY LISTING

MEIJER-PERRYVILLE ROAD PROPERTY, ROCKFORD, ILLINOIS

(CBBEL PROJECT NUMBER:130054)

VALUES ASSIGNED FOR CONDITION AND FORM OF TREES ARE SHOWN
IN RIGHT COLUMN BELOW. RATINGS ARE BASED ON GENERAL OBSERVATIONS
AND ON A SCALE OF 1 (EXCELLENT) TO 5 (POOR).

TAG NO.	BOTANICAL CODE	COMMON NAME	SIZE (inches)	CONDITION/ FORM	COMMENTS
1	PRSE	BLACK CHERRY	24	3/3	
2	ACNE	BOXELDER	10	2/4	SWEEP
3	PRSE	BLACK CHERRY	36	3/4	FORK
4	ULAM	AMERICAN ELM	15	3/3	
5	ULAM	AMERICAN ELM	42	3/3	
6	RHCA	BUCKTHORN	8	3/4	
7	SYVU	LILAC	12	3/4	
8	PRSE	BLACK CHERRY	8	3/4	CROOKED STEM
9	QUMA	BUR OAK	50	1/1	
10	CAGL	PIGNUT HICKORY	15	1/1	
11	ULAM	AMERICAN ELM	15	3/3	
12	PIPU	BLUE SPRUCE	6	1/1	
13	CACO	BITTERNUT HICKORY	6	1/2	
14	ULAM	AMERICAN ELM	10	4/4	DEADWOOD
15	CRMO	DOWNY HAWTHORN	6	3/3	
16	ACNE	BOXELDER	10	3/5	LEAN/CROOK
17	ULAM	AMERICAN ELM	12	2/3	
18	PRSE	BLACK CHERRY	6	3/3	
19	ACNE	BOXELDER	12	3/5	LEAN/CROOK
20	ULPU	SIBERIAN ELM	8	3/3	
21	PRSE	BLACK CHERRY	10	3/4	
22	ACNE	BOXELDER	8	3/4	
23	FRAM	WHITE ASH	10	3/3	
24	FRAM	WHITE ASH	24	3/3	
25	PRSE	BLACK CHERRY	10	3/3	
26	ULAM	AMERICAN ELM	20	2/2	
27	PRSE	BLACK CHERRY	12	3/4	LEAN/CROOK
28	ACNE	BOXELDER	12	3/5	LEAN/CROOK
29	QUMA	BUR OAK	42	2/2	
30	ACNE	BOXELDER	10	3/4	LEAN
31	ACNE	BOXELDER	12	3/5	LEAN
32	QURU	RED OAK	12	3/4	SUPPRESSED
33	QURU	RED OAK	36	1/1	
34	ULAM	AMERICAN ELM	6	3/3	
35	CAOV	SHAGBARK HICKORY	18	2/2	
36	CAOV	SHAGBARK HICKORY	8	3/3	
37	CAOV	SHAGBARK HICKORY	15	2/2	
38	ULAM	AMERICAN ELM	8	3/3	
39	ACNE	BOXELDER	24	3/4	LEAN
40	QUMA	BUR OAK	6	2/2	
41	FRAM	WHITE ASH	15	3/4	DEADWOOD
42	CAOV	SHAGBARK HICKORY	10	2/2	
43	ACNE	BOXELDER	12	3/4	LEAN
44	PIPU	BLUE SPRUCE	6	2/2	
45	PIPU	BLUE SPRUCE	6	3/4	SUPPRESSED
46	CRCR	COCKSPUR HAWTHORN	8	3/3	

47	FRAM	WHITE ASH	10	4/4	DEADWOOD
48	FRAM	WHITE ASH	12	3/3	
49	PIPU	BLUE SPRUCE	6	3/3	
50	PIPU	BLUE SPRUCE	6	3/3	
51	CACO	BITTERNUT HICKORY	8	3/3	
52	CACO	BITTERNUT HICKORY	6	3/3	
53	CACO	BITTERNUT HICKORY	16	2/2	
54	CACO	BITTERNUT HICKORY	15	2/2	
55	CRMO	DOWNY HAWTHORN	10	3/3	
56	PRVI	CHOKE CHERRY	10	3/3	
57	CACO	BITTERNUT HICKORY	8	2/2	
58	ULAM	AMERICAN ELM	18	2/2	
59	CAOV	SHAGBARK HICKORY	16	2/2	
60	FRAM	WHITE ASH	12	3/4	LEAN
61	FRAM	WHITE ASH	10	3/3	
62	CEOC	HACKBERRY	18	2/2	
63	CACO	BITTERNUT HICKORY	20	2/3	
64	CAOV	SHAGBARK HICKORY	10	3/3	
65	CAOV	SHAGBARK HICKORY	12	2/2	
66	ULAM	AMERICAN ELM	12	3/3	
67	CAOV	SHAGBARK HICKORY	10	3/3	
68	PRSE	BLACK CHERRY	10	3/4	CROOK
69	FRAM	WHITE ASH	8	3/3	
70	PRSE	BLACK CHERRY	18	3/3	
71	CAOV	SHAGBARK HICKORY	12	3/3	
72	ULAM	AMERICAN ELM	12	3/3	
73	CACO	BITTERNUT HICKORY	18	1/1	
74	CEOC	HACKBERRY	12	3/4	
75	ULAM	AMERICAN ELM	18	3/3	
76	ULAM	AMERICAN ELM	8	3/3	
77	ULAM	AMERICAN ELM	15	3/3	
78	CAOV	SHAGBARK HICKORY	10	2/2	
79	ULAM	AMERICAN ELM	8	3/4	LEAN
80	ULAM	AMERICAN ELM	6	3/3	
81	ULAM	AMERICAN ELM	36	2/3	
82	CEOC	HACKBERRY	16	3/3	
83	PRSE	BLACK CHERRY	18	3/3	
84	CACO	BITTERNUT HICKORY	8	2/2	
85	FRAM	WHITE ASH	24	3/3	
86	ULAM	AMERICAN ELM	12	3/3	
87	CEOC	HACKBERRY	12	3/3	
88	ULAM	AMERICAN ELM	12	3/3	
89	ULAM	AMERICAN ELM	18	3/3	
90	ULAM	AMERICAN ELM	10	3/3	
91	CACO	BITTERNUT HICKORY	20	2/2	
92	ULAM	AMERICAN ELM	8	3/3	
93	CAOV	SHAGBARK HICKORY	10	3/3	
94	CACO	BITTERNUT HICKORY	8	2/2	
95	ULAM	AMERICAN ELM	8	3/3	
96	ULAM	AMERICAN ELM	8	3/3	
97	PRSE	BLACK CHERRY	6	3/3	
98	CRMO	DOWNY HAWTHORN	12	3/3	
99	ACNE	BOXELDER	6	3/3	
100	ULAM	AMERICAN ELM	30	2/2	
101	PRSE	BLACK CHERRY	34	2/2	

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